

**REGULAR MEETING OF THE WYOMING BOARD OF  
ADJUSTMENTS –  
*June 6, 2023 @ 6:00 p.m. @ Wyoming Town Hall***

Mr. Barrett Edwards called the public hearing for the variance request for 200 N. Caesar Rodney Ave to order at 6:04 p.m.

**BOARD MEMBERS PRESENT:** Ernie Pizza, Patricia Heide, James Winchell, Annette Cooper, and Beverly Cannon

**OFFICE STAFF:** Roseann Lamar-Town Clerk

**TOWN SOLICITOR:** Barrett Edwards, ESQ

**AUDIENCE PRESENT:** Doug Denison

*Mr. Edwards made a motion to accept the agenda as presented.*

Mr. Edwards introduced and read the nature of the proceedings to the Board Members as presented in their packets.

Legal notices and the exhibits in the Board Members' packets were presented.

**Nature of the Proceedings:**

- Request for three and a half feet (3.5ft) variance from the side property line.
- The Land Use & Development Code states that side yard setbacks are ten feet (10ft) from property line.
- The applicant is seeking a variance from the required setbacks to be able to build an addition onto his home.

After being sworn in, Ms. Lamar read into the record the dates and locations of the public hearing notices. The public hearing notice was published in the Delaware State News on May 10, 2023. Notice was posted at Town Hall on May 10, 2023. Notices were mailed to the property owner and abutting property owners on May 10, 2023. The application and accompanying exhibits were entered into the record as Exhibit A. The Planning Commission reviewed the variance application on April 26, 2023, and unanimously voted to move the request forward to the Board.

**Testimony:**

Mr. Denison was sworn in and testified that they were looking to construct an addition onto the property. It will be situated six and a half feet (6.5ft) from the side property line, which requires a variance of three and a half feet (3.5ft). Mr. Denison did not think the variance would have any negative impact on the neighboring properties because the side of the property requiring the variance will actually be abutting a side street known as North Drive. The area is residential (R1), and several other properties encroach into the setback along North Drive. Additionally, there was minimal setback

with some properties along the nearby South Drive. Mr. Denison was not aware of anyone who was opposed to the proposed variance.

Ms. Lamar testified that a few neighbors have called in support of the variance, and no negative comments have been received.

**Questions**

None

**Public Comments**

None, no one appeared at the hearing in opposition of the variance.

The Public Hearing adjourned at 6:10 p.m.

The Business Meeting was called to order at 6:10 p.m.

*Mr. James Winchell made a motion with a seconded by Mr. Ernie Piazza to approve variance request to allow. Ms. Patricia Heide, Ms. Annette Cooper, Mr. James Winchell, Mr. Ernie Piazza, and Ms. Beverly Cannon, Aye. The motion to approve passed.*

The meeting adjourned at 6:17 p.m.

Roseann Lamar,  
Town Clerk